

LOT 1-5
IN OR 1770/1917
SURF UNIT ONE PB 7/300

BUICE EDDIE D & SANDRA E
PO BOX 983
FORSYTH, GA 31029

2026

00-00-31-1741-0001-0050



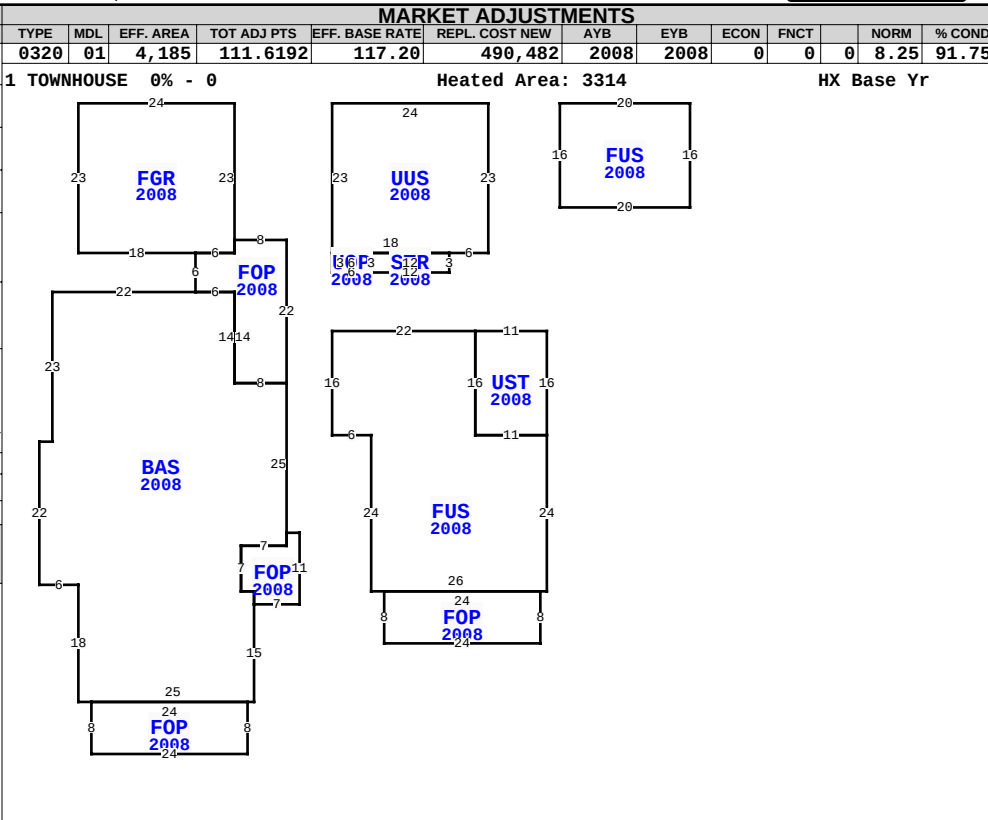
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1101.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2008	1,994	214,417
FGR	552	55	2008	304	32,690
FOP	81	30	2008	24	2,581
FOP	192	30	2008	58	6,237
FOP	192	30	2008	58	6,237
FOP	212	30	2008	64	6,882
FUS	320	100	2008	320	34,410
FUS	1,000	100	2008	1,000	107,531
STR	36	10	2008	4	430
UOP	18	20	2008	4	430
TOTALS	5,325			4,185	450,017

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
5	1076	TRELLIS A	0	0	5	5	25.00	SF	7.50
6	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	0.00	0.00	1.00



BLD DATE	01/06/2009	DJ	LGL DATE	
XF DATE			LAND DATE	05/04/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
12,094									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			450,017
TOTAL MARKET OB/XF VALUE			12,094
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			662,111
SOH/AGL Deduction			0
ASSESSED VALUE			662,111
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			662,111
TOTAL JUST VALUE			662,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			602,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112293	HVAC	2,200	12/29/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1770/1917	12/19/2011	WD U	I	I	11
GRANTOR: BRANCH BANKING & TRUS					SALE PRICE
GRANTEE: BUICE EDDIE D & SAN					355,000
1769/1458	12/16/2011	CT U	I	I	18
GRANTOR: CLERK OF COURT					100
GRANTEE: BRANCH BANKING & TR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2008] W24 S23 E18 FOP=[YR=2008] S6 BAS=[YR=2008] W22 S23 W2 S22 E6 S18 E2 FOP=[YR=2008] S8 E24 N8 W24\$ E25 N15 FOP=[YR=2008] E7 N11 W2 S2 W7 S7 E2S2\$N2 W2 N7 E7 N25 W8 N14 W6\$ E6 S14 E8 N22 W8 S2 W6 \$ E6 N23\$ PTR=E15UUS=[YR=2008] E24 S23 W6 STR=[YR=2008] S3 W12 UOP=[YR=2008] W6 N3 E6 S3\$ N3 E12\$ W18 N23\$ W15\$ PTR=E15S35 FUS=[YR=2008] E22 UST=[YR=2008] E11 S16 W11 N16\$ S16 E11 S24 W1 FOP=[YR=2008] S8 W24 N8 E24\$ W26 N24 W6 N16\$ W15N35\$ PTR=E50 FUS=[YR=2008] E20 S16 W20 N16\$ W50\$.									